

SOUTHEAST ROCKLIN (MAP SHEET 8)

1. HIDDEN OAKS (SECRET RAVINE ESTATES)

Owner: Rocklin Nine
C/o Dominion Enterprises
4240 Rocklin Road, Suite 6
Rocklin, CA 95677
Phone: (916) 624-4504

Zoning: PD-Residential (4.5 dwelling units per acre)
OA (Open Area)

Location: East of I-80, east of China Garden Road, south of Rocklin Road and west of
Secret Ravine Creek. APN 045-110-44, -045, 045-120-58

File #: SD-89-04, SPU-89-10

Area: 23 acres

Proposal: A Tentative Subdivision Map and Specific Plan Use Permit to develop a 20-acre
site with a 35 single family Planned Unit Development.

Status: The application was received May 2, 1989, and was approved by City Council
August 8, 1989. The map has recorded and the improvements have been
installed. A number of single family houses are constructed and occupied. Only
a few remaining developable lots remain.

2. GRANITE LAKES ESTATES

Owner: Allegheny Properties, Inc.
C/o David Bugatto
2150 River Plaza Drive, Suite 155
Sacramento, CA 95833
Phone: (916) 648-7700

Applicant: Terrance E. Lowell & Associates, Inc.
C/o Nick Alexander
1528 Eureka Road, Suite 100
Roseville, CA 95661
Phone: (916) 786-0685

Engineer: Terrance E. Lowell & Associates, Inc.
C/o Steve Spain
1528 Eureka Road, Suite 100
Roseville, CA 95661
Phone: (916) 786-0685

Location: South of Interstate 80, at the western end of Greenbrae Road, about 1,500± west
of the intersection of Aguilar and Greenbrae Roads.
APN's 046-030-052, -055, -058

File #: SD-2000-02, PDG-2000-08, DA-2000-01, EIR-2000-01, TRE-2000-33

Area: 79.82± acres

Proposal: Approval of a Vesting Tentative Subdivision Map and Development Agreement to divide 79.82± acres into 119 single-family residential lots in the PD-1.5 zone; an Oak Tree Preservation Permit; and a General Development Plan to establish setbacks, general landscaping, and design guidelines and fencing details.

Status: The Planning Commission approved the project at the March 19, 2002 Public Hearing. The City Council approved the project on May 28, 2002.

3. QUARRY RIDGE ESTATES: UNITS 1, 2, 3, 4, 5

Owner: Hilltop Joint Venture
198 Cirby Way, Suite 125
Roseville, CA 95678
Phone: (916) 797-1140

Applicant: Fisher Development, Inc.
1485 Bayshore Boulevard
San Francisco, CA 94124
Phone: (415) 468-1717

Engineer: Land Development Services, Inc.
4240 Rocklin Road, Suite 10
Rocklin, CA 95677
Phone: (916) 624-1629

Zoning: PD-2 (2 dwelling units per acre)

Location: South of Greenbrae Road at Aguilar Road.
APN's 046-030-061, -062, -063

File #: SD-87-09

Area: 58 acres

Proposal: 98 single-family houses

Status: The project was approved by the City Council on October 10, 1989 and extended to October 10, 1996. The project was automatically extended to October 10, 1997. An urgency ordinance was then approved by the City Council on March 24, 1998, extending the Tentative Map to March 24, 1999. The map has been deemed automatically extended per the provisions of the Subdivision Map Act. Unit 5 is now built out. Construction has begun on homes in Unit 1 and Unit 2

4. QUARRY RIDGE, UNITS 6 & 7

Owner: Ernest and Muriel Johnson
3810 'J' Street
Sacramento, CA 95816 Phone: (916) 454-1655

Applicant: Tim Lewis Construction/Land Development Services, Inc.
4240 Rocklin Road, Suite 5
Rocklin, CA 95677 Phone: (916) 624-1629

Engineer: Wallace Kuhl & Associates, Inc.
3050 Industrial Boulevard
West Sacramento, CA 95691 Phone: (916) 372-1434

Zoning: PD-2 (2 dwelling units per acre)

Location: Southeast Rocklin, West of Quarry Ridge 5.
APN's 045-030-012, -015, -016, -054

File #: PDG-2001-01, SD-2001-01

Area: 15 acres

Proposal: Applicant is requesting approval of a General Development Plan and Tentative Subdivision Map to subdivide 15 acres into 30 single family lots.

Status: The application was received on January 9, 2001. The Planning Commission approved the application on July 17, 2001. The City Council followed up by approving it on August 14, 2001. The project is built.

5. SIERRA CREEK II (SASAKI PROPERTY)

Owners: Joseph and Mary Sasaki
4850 Greenbrae Road
Rocklin, CA 95677

Engineer: Terrance Lowell & Associates
1528 Eureka Road, Suite 100
Roseville, CA 95661 Phone: (916) 786-0685

Zoning: PD-2 (2 dwelling units per acre)

Location: 4850 Greenbrae Road. APN's 045-300-017, -018, -019, -020

File #: SD-97-01, SPU-97-12

Area: 40 acres

Proposal 76 single-family lots

Status: The application was submitted in May of 1997. The project was heard by the Planning Commission on December 2, 1997, and then continued to the January 6, 1998 Planning Commission meeting, where the project was recommended for approval to the City Council. The City Council approved the project on February 10, 1998. The project is built-out.

6. ROCKMOOR ESTATES, UNIT 1

Developer: R.G. Garland Corp.
3710 Reflection Road
Shingle Springs, CA 95682 Phone: 677-5667

Engineer: Land Development Services, Inc.
4240 Rocklin Road, Suite 10
Rocklin, CA 95677 Phone: (916) 624-1629

Zoning: PD-6 (Phase 1: 11.1 acres)
PD-Commercial

Area: 6.5 acres, 3.5 acres

Location: West of El Don Drive and south of Rocklin Road.
APN's 045-130-043, -059

File #: SD-89-07

Area: 18 acres

Proposal: An application for a General Plan Amendment and Rezoning to R1-6, single family residential, 6,000 square foot minimum lot sizes and 3.5 acres Planned Development Commercial and an application for a tentative subdivision map, with 26 lots in the first phase.

Status: The application was received June 22, 1989, and approved by City Council November 14, 1989. The design review was approved December 4, 1990. The Final Map has been recorded. The project is complete.

7. OAK CREEK COVE: (ROCKMOOR ESTATES, PHASE II)

Owner/App: Tim Lewis Construction
8527 Kenneth Ridge Court
Fair Oaks, CA 95628 Phone: (916) 988-8047

Engineer: Land Development Services, Inc.
4240 Rocklin Road, Suite 2
Rocklin, CA 95677 Phone: (916) 624-1629

Zoning: PD-Residential (6 dwelling units per acre)

Location: At the intersection of Foothill Drive and El Don Drive.
APN's 045-141-01, 045-130-069

File #: SD-91-02, SD-93-01

Area: 11.1 acres

Proposal: Rezoning to PD-6 and a tentative subdivision map for 40 lots for the remainder of Rockmoor Estates.

Status: The Tentative Map was approved by City Council on June 11, 1991. The map was modified and recorded in the Spring of 1995. The project is complete.

8. CRESLEIGH SIERRA (GRANVILLE) SUBDIVISION

Owner: HV - Rocklin Development, Inc.
Harborview Investment, Inc. & Cresleigh Homes
645 Harrison Street, Suite 100
San Francisco, CA 94107 Phone: (415) 495-6688

Local Contact: Carol Lytle Phone: (916) 922-2095

Developer: Cresleigh Sierra
C/o Claudia Raymond
433 California Street, 7th Floor
San Francisco, CA 94104 Phone: (415) 982-7777

Location: Southwest corner of Schatz Lane and Rocklin Road.
APN's 045-160-056

File #: PDG-91-04, GPA-91-05, SD-91-08, SPU-91-09

Area: 17 ± acres

Proposal: Rezoning 11 acres from PD-14 to PD-6.5. Rezoning 2 acres from PD-6 to PD-3. Development of 72 single family lots on the 11 acre parcel zoned PD-6.5, and 4 single family lots on the 2 acres zoned PD-3.

Status: The application was approved with a Negative Declaration on July 7, 1994. The Subdivision Map has recorded. A Parcel Map was approved to dedicate the open space easement to Sierra Community College. The project is complete.

9. STONEBROOK

Developer: Fisher Development
1485 Bayshore Boulevard
San Francisco, CA 94124

Engineer: Land Development Services
W. E. Mitchell
4240 Rocklin Road, Suite 10
Rocklin, CA 95677
Phone: (916) 624-1629

Zoning: PD-Residential (6 dwelling units per acre)

Location: North of Montclair Estates, east of Granite Springs Village. APN Bk. 45, Pg. 37

File #: SD-88-08

Area: 10.7 acres

Proposal: 42 single-family lot subdivision

Status: The project is complete.

10. SOUTHSIDE RANCH

Owner: Larchmont Homes
Larchmont Square
3350 Watt Avenue, Suite D
Sacramento, CA 95821
Phone: (916) 488-4500

Applicant: Spannagel & Associates, Inc.
3845 Atherton Road, Suite 7
Rocklin, CA 95765
Phone: (916) 624-1618

Zoning: PD-Residential (2 dwelling units per acre)

Location: West of Sierra College Boulevard, south of Montclair Estates.
APN Bk. 46, Pages 31, 32, 33

File #: SD-88-07, SPU-91-10, DR-93-03

Area: 43 acres

Proposal: 82 single family lots on a 31-acre portion of the property.

Status: A design review for Larchmont Homes was approved May 4, 1993. The project is complete.

11. ANDREA COURT (STENSON SUBDIVISION)

Owner: Richard Chun
1133 Coloma Way
Roseville, CA 95661 Phone: (916) 783-7118

Applicant: Burrell Engineering Group
11344 Coloma Road, Suite 435
Gold River, CA 95670 Phone: (916) 536-1900

Zoning: PD-6 (6 dwelling units per acre)

Location: South of Montclair Drive, west of Sierra College Boulevard
APN 045-160-079

File #: SD-94-03

Area: 1.4 acres

Proposal: 8 single-family lots

Status: City Council approved the application on March 14, 1995. The Subdivision
Final Map was approved June 9, 1998. The project is complete.

12. SIERRA BLUFFS: ROCK 8 (SOUTHSIDE RANCH II)

Owner: Rock 8
C/o Jim Stanley
555 Capitol Mall
Sacramento, CA 95814

Engineer: Carl Rodolf & Associates
5411 Madison Avenue, Suite 5
Sacramento, CA 95841 Phone: (916) 344-2313

Planner: Robert E. Hayes, Inc.
2200 A Douglas Boulevard, Suite 250
Roseville, CA 95661 Phone: (916) 783-0134

Zoning: PD-Residential

Location: West of Sierra College Blvd., immediately south of Southside Ranch
Subdivision.
APN's 046-040-066, -070

File #: SD-90-06, SD-98-07, SPU-98-20

Area: 44.02 acres

Proposal: SD-90-06, 5 single family lots on 2.5 acres with a 41.52 acre remainder parcel to be developed in the future as residential, open space and commercial.

SD-98-07, 79 single-family lots on 39.5 acres with a 3.5-acre commercial parcel, subdivided into 6 lots.

Status: SD-90-06 was approved by City Council July 24, 1990 and expired July 24, 1993. City Council approved SD-98-07 and SPU-98-20 on October 10, 2000. The project is currently under construction.

13. SOUTH RIDGE ESTATES

Owner: Radiological Associates of Sacramento, Fiduciary
1800 "I" Street
Sacramento, CA 95814

Applicant: Cook and Company
625 Santa Ynez,
Sacramento, CA 95816

Engineer: Land Development Services
4240 Rocklin Road, Suite 10
Rocklin, CA 95677 Phone: (916) 624-1629

Zoning: PD-Residential (2 dwelling units per acre)

Location: South of Boardman Canal, south and west of the County Island.
APN 046-030-60

File #: SD-89-10, SPU-90-04

Area: 38.08 acres

Proposal: An application for a Tentative Subdivision Map for a 76-lot subdivision.

Status: An application was approved by City Council March 13, 1990, and will expire March 13, 1992. An extension was granted to March 13, 1994 and the project was automatically extended to March 13, 1996. Another extension was granted to December 31, 1996, and the project was automatically extended to December 31, 1997. The final map was approved by the City Council on January 13, 1998. The subdivision is complete.

14. FOXRIDGE SUBDIVISION

Owner: Orchard Park Investors, LLC
C/o Todd E. Lowell
4612 Ottawa Court
Rocklin, CA 95765 Phone: (916) 786-8255

SOUTHEAST ROCKLIN

Applicant: Terrance E. Lowell & Associates, Inc.
C/o Mike Smith
1528 Eureka Road, Suite 100
Roseville, CA 95661
Phone: (916) 786-0529

Zoning: PD-2 (2 dwelling units per acre)

Location: The project lies south of the southerly end of Stonehill Road in South Rocklin.
APN 046-300-016

File #: SD-2000-01, SPU-2000-10

Area: 4.0 acres

Proposal: The applicant requests approval of a Tentative Subdivision Map application to subdivide a 4.0 +/- acre parcel into seven single-family residential lots. The applicant also requests approval of a Specific Plan Use Permit application to establish setback, fencing, and front yard landscaping requirements for the proposed lots.

Status: The project was approved by the City Council on November 28, 2000.
Construction of the project has begun.

15. SIERRA VIEW

Owner: Sierra View Communities
C/o Ron McKim
PO Box 548
Rocklin, CA 95677
Phone: (916) 624-9202

Engineer: Land Development Services
4240 Rocklin Road, Suite 10
Rocklin, CA 95677
Phone: (916) 624-1629

Location: West of Sierra College Boulevard, south of the Boardman Canal.
APN Bk. 046, Pages 34 & 35

File #: SD-89-11

Area: 40 acres

Proposal: 79 Single Family Lots

Status: This project was approved by City Council on March 13, 1990. The project is complete.

16. VISTA OAKS

Owner: Ronald Guntert Jr.
222 East Fourth Street
Ripon, CA 95366 Phone: (209) 599-6131

Engineer: Terrance Lowell and Associates
C/o George Djan
1528 Eureka Road, Suite 100
Roseville, CA 95661 Phone: (916) 786-0685

Zoning: Proposed: PD-1.5 (1.5 dwelling units per acre)
OA (open area)

Location: The project site is located southeast of I-80, between the terminus of China Garden Road, the Highway 65 eastbound off-ramp to east bound I-80.
APN's 046-010-07, 046-020-03, 046-020-70

File #: SD-2001-04, PDG-2001-07, DR-2002-21, TRE-2001-30
Previous Applications: GPA-91-01, SD-90-13, SPU-90-33

Area: 93.2 acres

Proposal: 1) A Tentative Subdivision Map to divide ± 93.2 acres into 101 single-family residential lots and 6 open space lots in the PD-1.5 zone.
2) A General Development Plan which establish development standards and other criteria to govern the physical development of the site.
3) An oak tree removal permit to allow for the removal of impacted trees and to mitigate impacts through the payment of fees and planting of replacement trees.

Status: The project was received on August 17, 2001. The project is pending.

17. THE HIGHLANDS

Owner: H.C. Elliott, Inc.
2390 East Bidwell Street
Folsom, CA 95630 Phone: (916) 984-1300

Engineer: The Spink Corporation
2590 Venture Oaks Way
Sacramento, CA 95833 Phone: (916) 925-5550

Zoning: Proposed: PD-2 (2 dwelling units per acre)

Location: East of Interstate 80, west of Sierra College Boulevard, north of the Roseville city limits.
APN's 046-010-06, 046-020-018, -021, -025

File #: GPA-92-01, PDG-92-01, SD-92-01, SD-92-01A, EIR-92-01, SPU-97-30

Area: 216.2 acres of residential
5.3 acres of park

Proposal: 299 single-family lots: a 5.3 acre park. 86 lots will be production lots and the remaining lots will be custom lots.

(SD-92-01A) On April 3, 2002, an application was received to approve a modification to the Highlands tentative subdivision map to create 3 lots for open space preservation and to modify the circulation pattern to provide a street connection north in to the proposed Vista Oaks subdivision.

Status: The initial application was received January 24, 1992. An EIR was prepared and the project and entitlements were recommended for approval by the Planning Commission on August 1, 1995, and was heard by the City Council on September 26 and October 10, 1995, with final action taken on November 14, 1995. On December 2, 1997, the Planning Commission approved a Specific Plan Use Permit for the Highlands, Phase I subdivision. The permit establishes development and design criteria, such as setbacks, landscaping, and fencing. The project is under construction.

(SD-92-01A) The Tentative Subdivision Map was approved by the City Council on August 12, 2003.

17A. THE HIGHLANDS: UNIT 5

Owner: Elliott Homes
2390 East Bidwell Street
Folsom, CA 95630

Location: The triangular shaped portion of land near the Highlands and Sierra View subdivisions.
APN 046-020-019

File #: AN-97-01, GPA-97-06, SD-97-04, SPU-97-33

Area: 9.2 ± acres

Proposal: Annexation and associated entitlements for a 9-acre site to include 16 single family lots consistent with the Highlands subdivision. Applications were received on December 22, 1997. Approved by the City Council August 11, 1998. The parcel has been annexed into the city and subdivision improvements are complete.

18. REEDY SUBDIVISION

Owner: Jerry Reedy
3600 American River Drive, Suite 220
Sacramento, CA 95825 Phone: (916) 486-2643

Applicant: Robert E. Hayes
2200 A Douglas Boulevard, Suite 250
Roseville, CA 95661 Phone: (916) 782-5656

Engineer: Carl Rodolf & Associates
5345 Madison Avenue, Suite 200
Sacramento, CA 95841 Phone: (916) 344-2313

Zoning: PD-C (Commercial)
PD-OA (Open Area)
PD-6 (6 dwelling units per acre)
PD-4 (4 dwelling units per acre)

General Plan: R-C
MDR
RC

Location: West of the Loomis town line, north of Placer County, east of Sierra College
Boulevard.
APN's 045-160-014, -048, -049

File #: SD-92-03, SPU-92-08, SD-98-06, SPU-98-16

Area: 40.05 acres

Proposal: A Tentative Subdivision Map for the development of 93 single-family residential
lots on 26.18 acres, plus Lot "A" (4.4 acres future retail commercial) and Lot
"B": (9.47 acres future multi-family residential with open space).

Status: The City Council approved the project November 28, 1995. The Tentative Map
will expire November 28, 1998.

The applicant applied for a Tentative Parcel Map to sell larger lots, which was
approved by the Planning Commission, and appealed to the City Council. The
City Council took action on the appeal on October 8, 1996, and approved the
Tentative Parcel Map. The Planning Commission approved a revised Tentative
Subdivision Map project, with the wetlands all in one wetlands preserve lot, on
September 1, 1998. The City Council approved the revised project on September
8, 1998. The subdivision is built-out.

19. CROFTWOOD, UNIT 1

Owners: Allegheny Properties, Inc.
C/o Michael Brumbaugh
2150 River Plaza Drive, Suite 145
Sacramento, CA 95833 Phone: (916) 648-7700

Applicant: Morton & Pitalo, Inc.
C/o Ken James
1788 Tribute Road, Suite 200
Sacramento, CA 95815 Phone: (916) 927-2400

Developer: The Chas Group, Inc.
2260 Douglas Boulevard, Suite 110
Roseville, CA 95661 Phone: (916) 773-4949

Zoning: PD-Residential (2 dwelling units per acre)

Location: West of Barton Road, east of Secret Ravine Creek, south of the Secret Ravine subdivision. APN's 045-053-029, -037, -013

File #: AN-89-01, GPA-91-03, PZ/Z-91-02, PDG-91-02, SD-88-05, SPU-91-04

Area: 83.3 acres, including 28.3 acres, which were annexed into the City.

Proposal: 156 single-family lots
6.3 acres: Park site
4.8 acres: Open Space
11.7 acres: Wetland Preserve
2.1 acres: Barton Road buffer

Status: The original entitlements were approved by City Council July 23, 1991. The project was automatically extended to April 3, 1997. On May 6, 1997, an extension was granted to April 3, 1998. Another extension, to April 3, 1999, was granted in May 1998. The applicant applied for a modification December 10, 1996. An EIR is now being prepared for a revised project. A third time extension was granted on June 8, 1999. An automatic time extension extended the map to February 13, 2006.

20. CROFTWOOD, UNIT 2

Developer: The Chas Group, Inc.
2260 Douglas Boulevard, Suite 110
Roseville, CA 95661 Phone: (916) 773-4949

Zoning: Current: R1-12.5
Proposed: PD-2.5 (2.5 dwelling units per acre)

Location: West of Barton Road, north of Croftwood, Unit 1, east of Secret Ravine Creek.
APN 045-053-015

File #: Z-93-02, PDG-93-01, SD-93-04, SPU-93-02

Area: 25.5 acres

Proposal: 62 single family lots on 16.68 acres, 5.9 acres open space.

Status: The application was originally approved by the City Council on January 17, 1995. The map has expired.

21. ROCKLIN PARK HOTEL / SUSANNE'S RESTAURANT AND BAKERY

Owner: Hanspeter & Susanne Stutz

Applicant: Downey, Brand, Seymour and Rohyer
C/o Ron Lipp
555 Capitol Mall, 10th Floor
Sacramento, CA 95814
Phone: (916) 441-0131

Architect: Vitiello & Associates, Inc.
1931 "H" Street
Sacramento, CA 95814
Phone: (916) 446-0206

Zoning: PD-C (Commercial)

Location: East of China Garden Road, north of Secret Ravine Road.
APN 045-110-049

File #: SPU-94-01, DL-94-01, TRE-94-06, SPU-97-32

Area: 10.15 acres

Proposal: An application for a parcel map to divide 10.15 acres into two parcels consisting of 7.36 acres and 2.6 acres, and a use permit to construct 21,000 square feet of building area consisting of a restaurant/bakery and 34 guest rooms.

Status: Planning Commission, on March 15, 1994, approved the project. A modification and extension was granted on November 29, 1995. The modification combined Phases 1 and 2 for a total of 34 guest rooms. The restaurant and hotel opened in December 1996.

A new application was submitted to expand the hotel by 33,140 square feet for a total of 63,340 square feet, to expand the banquet facilities by 8,545 square feet, to increase parking, and to increase the number of rooms to a total of 88. The project was denied by the Planning Commission on April 7, 1998, and was approved by the City Council on appeal on August 11, 1998. The hotel expansion is complete.

22. ROCKLIN SIERRA PLAZA

Owner: Rocklin Sierra Plaza Phone: (916) 563-3024
Greg Margetich
1610 Arden Way, Suite 240
Sacramento, CA 95815

Applicant: Archeion Nevada Phone: (714) 938-0157
1747 S. Douglas Road, Suite B
Anaheim, CA 92806

Zoning: PD Commercial

Location: Southwest corner of Rocklin Road and El Don Drive. APN #045-130-067

File #'s: DR-2003-05, U-2003-05, TRE-2003-26

Area: 3.17 acres

Proposal: Approval of design review to construct four (4) free-standing commercial buildings (34,000 s.f.) on 3.17 acres.

Status: The project is pending.

23. ROCKLIN EXECUTIVE PARK

Owner: Robert & Betty Holihan
4990 Rocklin Road
Rocklin, CA 95677

Applicant: BKF Properties
9740 Oak Leaf Way
Roseville, CA 95678

Engineer: Morton & Pitalo, Inc.
1430 Alhambra Boulevard
Sacramento, CA 95816 Phone: (916) 927-2400

Location: 4990 Rocklin Road. South of Rocklin Road, opposite Sierra Community College, approximately 600 feet west of Schatz Lane. APN's 045-130-010, -064

File #: SPU-90-16

Area: 2.10 acres

Proposal: A two building commercial complex consisting of 25,051 square feet

Status: This project was approved by the City Council September 11, 1990, and was extended to September 11, 1994. The project entitlements have since expired.

24. CAMPUS PLAZA

Owner: Chris Brocchini
PO Box 163411
Sacramento, CA 95816 Phone: (916) 457-2036

Location: Southwest corner of Rocklin Road and Sierra College Boulevard.
APN's 045-160-076, -081, -082

File #: SPU-86-10, SPU-94-13

Area: 3.53 acres

Proposal: 36,294 square feet of building area contained in one main building and two pads.
Project contains a Dairy Queen, retail food market, and various other retail uses.
Included are two other restaurants and a health club.

Status: The project is completed.

25. SECRET RAVINE VILLAGE

Owner: River City Bank
2485 Natomas Park Drive
Sacramento, CA 95833 Phone: (916) 567-2640

Applicant: Terrance E. Lowell and Associates
1528 Eureka Road, Suite 100
Roseville, CA 95661 Phone: (916) 786-0685

Zoning: PD-C (Commercial)
OA (Open Area)

General Plan: RC (Retail Commercial)
R-C (Recreation-Conservation)

Location: The project site is located along China Garden Road, east of Secret Ravine
Creek.
APN 045-110-050

File #: DL-97-06

Area: 5.36 acres

Proposal: Tentative Parcel Map to subdivide Parcel 3 of Secret Ravine Village into two
parcels consisting of Parcel 1 measuring 2+ acres and Parcel 2 measuring 3.36+
acres.

Status: The Parcel Map was approved on November 4, 1997. It has expired.

26. RCS WIRELESS ANTENNA

Owner: Golden State Land Company
6100 Sierra College Boulevard
Rocklin, CA 95677 Phone: (916) 552-1179

Applicant: RCS Wireless, LLC
224 Vernon Street
Roseville, CA 95678 Phone: (916) 772-3040

Zoning: PD-Residential

Location: The subject property is generally located west of Sierra College Boulevard and south of Rocklin Road. APN 046-040-084

File #: SPU-99-12

Proposal: An application to approve a Conditional Use Permit to allow installation of a Wireless Personal Communications System (PCS) facility on a new monopole at the Lee Ridge property. Three antennas are to be mounted on a 30-foot tall wood monopole. The antennas are approximately 5 feet in height, 3 inches thick and 6 inches wide.

Status: The application was withdrawn.

27. COLLEGE POINTE AT SIERRA COLLEGE

Owner: H. James Griggs and Gail I. Griggs
201 Hoffman Avenue
Monterey, CA 93940

Applicant: Law Offices of George E. Phillips
C/o Kris Steward
2306 Garfield Avenue
Carmichael, CA 95608 Phone: (916) 979-4800

Zoning: PD-C (Commercial)

Location: Sierra College Boulevard and Rocklin Road. APN's 045-160-063, -064, -065

File #: SPU-200-06, V-2000-01, U-2000-02

Area: 10.2 acres

Proposal: Use Permit to develop vacant Parcel 5 into a neighborhood shopping center. Included in the project: a 58,573 square-foot market, an 11,700 square-foot in-line shops building, two 3,000 square-foot drive-through pads, and a gas station with convenience store. Other related site improvements include; underground utilities, parking, and landscaping.

Status: The project was withdrawn in November of 2001.

28. REFLECTIONS @ SIERRA COLLEGE

Owner: Robert and Helen Reedy
3600 American river Drive, #220 Phone: (916) 486-2643
Sacramento, CA 95864

Applicant: Regis Homes of Northern California, Inc.
Randy Collins
1425 River Park Drive, #530 Phone:(916) 929-319 Ext. 16
Sacramento, CA 95815

Zoning: PD-12, PD-4, PD-C

Location: East side of Sierra College Boulevard, South of Rocklin Road.
APN 045-160-091 & 092

File #: GPA-2001-02, PDG-2001-04, SD-2001-02, DR-2001-05 & Z-2001-01

Area: 12.83 acres

Proposal: Request change in zoning, plan designation and subdivide approximately 12.83
acres into 60 housing lots, plus common areas in a gated, private community with
specific PD guidelines.

Status: City Council approved the project on July 8, 2003.

History: St. Anton Capital applied for a General Plan Amendment (GPA-2000-01),
Planned Development Guidelines (PDG-2000-02) and a Specific Use Permit
(SPU-2000-07). The entitlements were for a 136-unit affordable multifamily
apartment complex. The application was withdrawn before the approval of any
entitlement.

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29. MONUMENT ESTATES

Owner: Charles J. Van Wagoner
6025 Rustic Hills Drive
Rocklin, CA 95677 Phone: (916) 632-8685

Application: Land Development Services, Inc.
C/o W.E. Mitchell
4240 Rocklin Road, Suite 5
Rocklin, CA 95677 Phone: (916) 624-1619

Zoning: PD-4.5 (4.5 dwelling units per acre)

Location: 4540 Monument Springs Drive.
APN 045-120-062

File #: DL-2000-09

Area: 2.2 acres

Proposal: Tentative Parcel Map to divide the existing property into four (4) separate parcels.

Status: The project was approved by the Planning Commission at the April 30, 2002 Public Hearing.

30. ROCKLIN PARK HOTEL SIGNAGE

Owner: Sunny Lions, Inc.
C/o Dirk Oldenburg, Vice President
5450 China Garden Road
Rocklin, CA 95677
Phone: (916) 630-0836

Applicant: Sunny Lions, Inc.
C/o Drik Oldenburg, Vice President
5450 China Garden Road
Rocklin, CA 95677
Phone: (916) 630-0836

Zoning: PD-C (Commercial)

Location: 5450 China Garden Road.
APN 045-110-049

File #: DR-2000-23

Area: N/A

Proposal: Rocklin Park Hotel, fronting on I-80 at 5450 China Garden Road, submitted a Design Review application for approval of a 25' high freestanding freeway identification sign, with a sign face of approximately 10'x 10' in area.

Status: Application was received on December 14, 2000. Planning Commission, on March 6, 2001, approved the project. The sign is built.

31. GRANITE CREEK APARTMENTS (AKA: EMERALD OAKS)

Owner: James Conkey & Associates
735 Sunrise Avenue, Suite 200
Roseville, CA 96551-4568
Phone: (916) 783-3277

Applicant: James Conkey & Associates
735 Sunrise Avenue, Suite 200
Roseville, CA 96551-4568
Phone: (916) 783-3277

Zoning: PD-13 (13 dwelling units per acre)

Location: The property is located near the southwest corner of Rocklin Road and Sierra College Blvd. 1501 Cobble Creek Circle. APN 045-160-075

File #: GPA-99-01, PD-6-99-08, Z-99-01, SPU 99-23, SPU-99-23A

Proposal: An application to approve a General Plan Amendment from Retail Commercial to Medium Density Residential; an amendment to the Rocklin Road General Development Plan, a Rezone from Planned Development Commercial (PD-C) to Planned Development Residential (PD-13); a Specific Plan Use Permit to allow construction of an 80 unit apartment complex on a 6.6 acre site; and an Amendment to the Specific Plan Use Permit to allow a modification to the approved carport design.

Status: Planning Commission approved the General Plan Amendment on October 19, 1999. City Council approved the specific plan use permit (SPU-99-23) on November 23, 1999. City Council approved the rezone on December 14, 1999, and Planning Commission approved the Amendment to the Specific Plan Use Permit on April 18, 2000. Building permits were issued on October 9, 2000. The project built.

32. BEAVERS' CHIROPRACTIC CENTER

Owner: Dr. Scott Beaver & Marianne Abate
5050 Rocklin Road
Rocklin, CA 95677
Phone: (530) 583-3483

Applicant: Terrance Lowell & Associates, Inc.
C/o Steve Spain
1528 Eureka Road, Suite 100
Roseville, CA 95661
Phone: (916) 786-0685

Zoning: PD-C (Commercial)

Location: 5050 Rocklin Road. APN's 045-130-065, -066

File #: DR-2001-12, LLA-2001-19

Area: ±1.0 acres

Proposal: The applicant is requesting design review approval to construct a Chiropractic office on a vacant parcel.

Status: The Planning Commission approved this application on November 6, 2001. The project is complete.

33. SIERRA VALLEY OAKS

Owner: Robert Lee, et al
15,130 County Road 99
Woodland, CA 95635 Phone: (530) 668-6626

Applicant: D.R. Horton
Attn: John Zelhoefer
4401 Hazel Avenue, Suite 135
Fair Oaks, CA 95628 Phone: (916) 965-2200

Zoning: R1-10 (Residential Single Family 10,000 Square Feet Minimum Lots)
PD-2 (2 dwelling units per acre)
PD-6 (6 dwelling units per acre)

Location: The subject property is generally located on the west side of Sierra College
Boulevard on the north and south sides of Southside Ranch Road.
APN's 046-040-025, 027, 029, 065, 071, 073, thru 076, 045-160-080

File #: PDG-2001-06, Z-2001-02, SD-2001-03

Proposal: An application to approve the following entitlements: A rezone from Planned
Development 2 dwelling units per acre (PD-2), Planned Development 6 dwelling
units per acre (PD-6), and Single Family Residential 10,000 square foot
minimum lot size (R1-10) to Planned Development 3.4 dwelling units per acre
(PD-3.4). A general Development Plan to establish development criteria for the
PD-3.4 planned development designation. A Tentative Subdivision Map to
divide the 28.17-acre site into approximately 90 lots.

Status: The Planning Commission approved the project on November 5, 2002, and the
City Council approved the project on November 26, 2002. The project is under
construction.

34. HIGHLANDS PARCEL A

Owner: Elliott Homes, Inc. Phone: (916) 984-1300
Russ Davis
2390 East Bidwell
Folsom, CA 95630

Applicant: Terrance E. Lowell & Associates, Inc. Phone: (916) 786-0685
George Djan
1528 Eureka Road, Ste. 100
Roseville, CA 95661

Zoning: Planned Development 1.5 (PD-1.5)

Location: Southeastern portion of the City of Rocklin, south of the Rustic Hills
Subdivision, between the proposed Vista Oaks Subdivision and Granite Lakes
Estates.

File #: PDG-2003-02, SD-2003-05, TRE-2003-33

Area: 30.14 \pm acres

Proposal: A Tentative Subdivision Map to divide 30.14 \pm into 20 single-family residential lots on approximately 8 acres; and 3 open space lots totaling approximately 22 acres.

Status: The application is pending.

35. ROCKLIN 105

Owner: JMB/Rocklin LLC Phone: (312) 915-2376
900 N.Michigan, 14th Floor
Chicago, IL 60611

Applicant: Sierra Holdings LLC Phone: (916) 974-3355
Chris Vrame
3600 American River Drive Suite 105
Sacramento, CA 95864

Zoning: C-2, RI-12.5, OA, UN

Location: Sierra Collge Blvd. & I-80.
APN's 045-043-005, 008, 022, 024, 027, 039, 043, 049-051, 053-055,
045-053-036, 038, 031, 033

File #: DR-2003-11, GPA-2003-02, Z-2003-01, PDG-2003-05, SD-2003-07,
U-2003-10, TRE-2003-38

Area: 105.81 acres

Proposal: Request approval of GPA, Rezone, PDG, Tentative Subdivision Map, Use Permit and Design Review of 105 acres to include Single Family Residential, Commerical, and Multi-Family Residential

Status: The project is pending.

36. SIERRA VISTA OFFICE COMPLEX

Owner: Top of the Hill Properties
John Esway
3620 Fair Oaks Blvd. #150
Sacramento, CA 95864 Phone: (916) 485-8900

Applicant: Top of the Hill Properties
Roy Cotterill
9838A Old Placerville Rd.
Sacramento, CA 95627 Phone: (916) 854-2910

Zoning: PD-C

Location: Northeast corner of Sierra College Blvd. and Nightwatch Dr.
APN: 046-510-027

File #: DR-2003-19

Area: 4.3 Acres

Proposal: Request for approval of Design Review for a 4 building office complex.
Building sizes are 7,500 sq. ft., 12,000 sq. ft. and 20,000 sq. ft. (3) buildings are
1-story, (1) building is 2-story.

Status: The project is pending.

37. BRAMBLEWOOD ESTATES

Owner: Robert Victor Scott
8185 South Lake Circle
Granite Bay, CA 95746
Phone: (916) 797-0213

Applicant: Land Development Services
W. E. Mitchell
4240 Rocklin Road, #5
Rocklin, CA 95677
Phone: (916) 624-1629

Zoning: R1-6

Location: West of El Don @ the West Terminus of Wild Flower Lane.
APN 045-130-028

File #: DL-2003-06

Area: 4.32 acres

Proposal: Approval to divide the existing parcel into three lots, two of the lots are to be
developed and the remaining lot #3 is to be developed at a future time with an
application for a future subdivision.

Status: The project is pending.